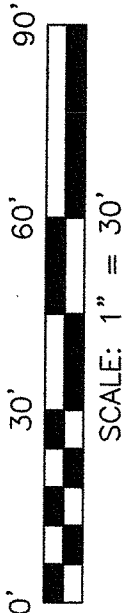
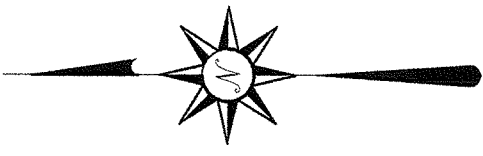


BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO BE USED FOR ANGULAR DETERMINATION ONLY

NORTH



LOT #345

LINE	BEARING	DISTANCE
L1	N 88°34'41" E	58.88'
L2	N 01°25'19" W	34.41'
L3	S 01°25'19" E	34.41'
L4	S 88°34'41" W	58.88'

LOT #346

PARCEL "B"  
2011 SQ. FT.  
TOTAL

LOT #347

P.O.B.  
PARCEL "B"

N 88°34'41" E

N 31°01'59" W

0.86

33.98'

58.02'  
(1583 SQ. FT.)

PART  
LOT #350

L2

L3

(428 SQ. FT.)

Pt. LOT #349

L4

L1

34.42'

PARCEL "A"  
10405 SQ. FT.  
TOTAL

PART  
LOT #350

(4384 SQ. FT.)  
(PP #0261103608000)

PART  
LOT #349

(6021 SQ. FT.)

145.50'  
S 00°00'00" E

LOT #348

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 9-21-11  
INITIAL DATE  
CC-94

LOT #311

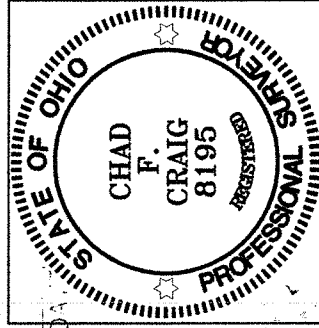
*Handwritten signature and notes:*  
= 1/2 1/2 - 1/2 1/2  
P.O.B. Parcel "A"

P.O.B. "A"  
PARCEL "A"

93.86'  
N 78°30'03" W

MANFIELD-SHELBY ROAD (ST. RT. 39)  
MINOR SUBDIVISION  
NO PLAT REQUIRED  
APPROVED BY THE RICHLAND COUNTY  
REGIONAL PLANNING COMMISSION

*Handwritten signature of Chad F. Craig*  
REGISTRAR



LEGEND

- IRON PIN FOUND
- ⊗ 3 INCH SURVEY SPIKE SET
- ⊙ CORNER FENCE POST FOUND
- ☼ DRILL HOLE SET
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 9-21-11  
INITIAL DATE  
CC-94

SURVEY BY:  
*Handwritten signature of Chad F. Craig*  
CHAD F. CRAIG P.S. #8195  
for SELLER & CRAIG SURVEYING INC.  
52-1/2 NORTH MAIN STREET  
MANFIELD, OHIO 44902  
(419) 525-3644  
FAX (419) 525-3696

SURVEY PLAT FOR  
THOMPSON

PT. LOTS #349 & #350, COUNTRY CLUB ADD.  
MADISON TOWNSHIP  
RICHLAND COUNTY, OHIO

DATE: MAY 18, 2011 SCALE: 1"=30'  
SPRINGMILLRD\_936

**SEILER & CRAIG SURVEYING, INC.**

*Douglas C. Seiler, PS & Chad F. Craig, PS*

*52 ½ North Main Street*

*Mansfield, Ohio 44902*

*419-525-3644 Fax: 419-525-3696*

*www.seilerandcraig.com*

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 9-21-11  
INITIAL DATE

CC-94

**SURVEY DESCRIPTION**

**PARCEL "A"**

PART LOT #349 & PART LOT #350  
COUNTRY CLUB ADDITION  
MADISON TOWNSHIP, RICHLAND COUNTY, OHIO

Situated in the Township of Madison, County of Richland, State of Ohio and being Part Lot #349 and Part Lot #350, in Country Club Addition (Plat Volume 12, Page 4) and being more particularly described as follows:

Beginning for the same at a 3 inch survey spike set marking the southwest corner of Lot #350, Thence, North 00 degrees 00 minutes 00 seconds East with the west line of said lot a distance of 90.08 feet to a drill hole set;

Thence, North 88 degrees 34 minutes 41 seconds East a distance of 58.88 feet to an iron pin set;

Thence, North 01 degree 25 minutes 19 seconds West a distance of 34.41 feet to an iron pin set on the north line of Lot #349;

Thence, North 88 degrees 34 minutes 41 seconds East with said north line a distance of 33.98 feet to a point referenced by a corner fence post found on a bearing of North 31 degrees 01 minute 59 seconds West and at a distance of 0.86 feet, said point marking the northeast corner of Lot #349;

Thence, South 00 degrees 00 minutes 00 seconds East with the east line of said lot a distance of 145.50 feet to a 3 inch survey spike set marking the southeast corner of said lot;

Thence, North 78 degrees 30 minutes 03 seconds West with the south line of said lot and the northwesterly prolongation thereof a distance of 93.86 feet to the place of beginning, containing a total of 10405 Sq. Ft of which 6021 Sq. Ft. are in Part of Lot #349, and 4384 Sq. Ft. are in Part of Lot #350 according to survey by Chad F. Craig P. S. #8195 for Seiler & Craig Surveying, Inc. on May 18, 2011 but subject to all right of ways and easements of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on an assumed meridian and are intended to be used for angular determination only.



Chad F. Craig P.S.#8195  
for Seiler & Craig Surveying, Inc.

**SEILER & CRAIG SURVEYING, INC.**

*Douglas C. Seiler, PS & Chad F. Craig, PS*

*52 1/2 North Main Street*

*Mansfield, Ohio 44902*

*419-525-3644 Fax: 419-525-3696*

*www.seilerandcraig.com*

**SURVEY DESCRIPTION**

**PARCEL "B"**

PART LOT #349 & PART LOT #350  
COUNTRY CLUB ADDITION  
MADISON TOWNSHIP, RICHLAND COUNTY, OHIO

Situated in the Township of Madison, County of Richland, State of Ohio and being Part Lot #349 and Part Lot #350, in Country Club Addition (Plat Volume 12, Page 4) and being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the northwest corner of Lot #350, Thence, North 88 degrees 34 minutes 41 seconds East with the north line of said lot and the easterly prolongation thereof a distance of 58.02 feet to an iron pin set on the north line of Lot #349;

Thence, South 01 degree 25 minutes 19 seconds East a distance of 34.41 feet to an iron pin set;

Thence, South 88 degrees 34 minutes 41 seconds West a distance of 58.88 feet to a drill hole set on the west line of Lot #350;

Thence, North 00 degrees 00 minutes 00 seconds East with the west line of said lot a distance of 34.42 feet to the place of beginning, containing a total of 2011 Sq. Ft. of which 428 Sq. Ft. are in Part of Lot #349, and 1583 Sq. Ft. are in Part of Lot #350 according to survey by Chad F. Craig P.S. #8195 for Seiler & Craig Surveying, Inc. on May 18, 2011 but subject to all right of ways and easements of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on an assumed meridian and are intended to be used for angular determination only.

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

FAK 9-21-11  
INITIAL DATE

CC-94



Chad F. Craig P.S. #8195  
for Seiler & Craig Surveying, Inc.

VARIANCE RESOLUTION 2011-01

OF THE ZONING, SUBDIVISION AND LAND USE COMMITTEE  
OF THE RICHLAND COUNTY REGIONAL PLANNING COMMISSION:

WHEREAS, the applicant desires to subdivide parcels situated in the Township of Madison, County of Richland, State of Ohio and being Part Lot #349 and Part Lot #350, in Country Club Addition (Plat Volume 12, Page 4); and described on a Survey Dated May 18, 2011 performed by Chad F. Craig, P.S. 8195.

WHEREAS, the proposed parcels do not comply with the Subdivision Regulations for Richland County, Ohio in that it:

WHEREAS, the proposed Parcel B is 58.02' deep and 34.42' wide enclosing approximately 2011 square feet; and

1. Does not meet the specifications of Section 400.2, Item 1B requiring that the width of a lot shall at no point be less than 60'.

WHEREAS, based on the facts as presented, the Committee finds that:

1. The request is for the minimum necessary to provide relief to the property owner.
2. The request involves existing non-conforming development with structures built on a combination of platted lots.
3. The request states that separate utilities have been provided for both structures.
4. The request would not be detrimental to the public interest and would not impair the intent of the regulations, the desirable development of the neighborhood or community, the Comprehensive Plan or the applicable Zoning Ordinances.

NOW THEREFORE BE IT RESOLVED THAT the Zoning, Subdivision and Land Use Committee of the Richland County Regional Planning Commission:

Grants a variance to the portions of the Subdivision Regulations for Richland County, Ohio which require that the width of a lot shall at no point be less than 60'.

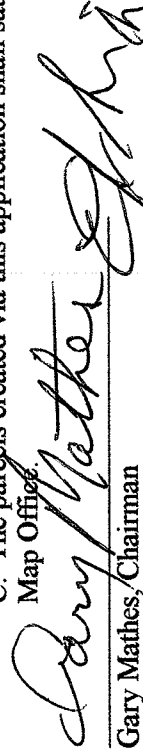
The variances are granted with the following conditions.

1. The deed description shall contain the following statements:

The grantee, his heirs and assigns do hereby covenant and agree that:

- A. It is understood that this parcel has been created through a variance of the Subdivision Regulations for Richland County, Ohio which severely limits the potential for future subdivision of this land.
- B. No subdivision of this land will be proposed that is not in full compliance with applicable subdivision regulations.

C. The parcels created via this application shall satisfy the requirements of the Richland County Tax Map Office

  
Gary Mathes, Chairman

SEPTEMBER 6, 2011

Date